

# Coronavirus Response New Local Jobs Policy

## 1. POLICY STATEMENT

To assist the Townsville economy's recovery from the impacts of the coronavirus pandemic control measures Council will encourage development that provides new Townsville jobs.

## 2. PRINCIPLES

The creation of a new job has a multiplier effect across the local economy. Investment in the creation of new jobs is the most cost-effective measure the Council can take to support the Townsville economy to recover from the impacts of the coronavirus pandemic control measures.

Council is satisfied that the investment will encourage Townsville's economic development.

## 3. SCOPE

This policy applies to development anywhere in Townsville that meets the eligibility criteria stated in this policy.

## 4. RESPONSIBILITY

The Chief Executive Officer and the Director Planning, Environmental and Cultural Services are responsible for ensuring that this policy is understood and adhered to by all staff involved in the collection of infrastructure charges.

## 5. DEFINITIONS

Any term used in this policy that is defined in the *Local Government Act 2009* or *Local Government Regulation 2012* has that definition.

## 6. POLICY

### 6.1 Eligibility

This policy supports the creation of new jobs in Townsville, being jobs that do not currently exist in Townsville and are likely to be sustained. A new job is not the relocation of an existing Townsville job, or the provision of an additional service unless it is substantially proven that there is unmet demand for that service.

Council will provide a reduction of Infrastructure Charges for developments that:

1. demonstrate to the Council's satisfaction that the development will create at least 4 new jobs in Townsville because of the facilities that become available in Townsville upon the completion of the development;
2. demonstrate that at least 90% of the workforce engaged for the development will be Townsville residents (*defined as a person resident in Townsville full-time for not less than 3 months prior to their engagement on the project – short periods of absence from Townsville for work, holidays or any other reason will be disregarded*);
3. are not developments by or for any level of government, a government entity or a government owned corporation;
4. are a single development with a project value of at least \$4 Million;
5. demonstrate to the Council's satisfaction:
  - the number of direct jobs that will be created during the conduct of the development; and
  - the number of new direct jobs that will be created by the use of the developed property;
6. demonstrate that traineeships – which may include indigenous traineeships - will be provided during the development and that the number of traineeships offered is reasonable having regard to the value and nature of the development (*Council believes that any development likely to qualify under this policy will provide at least one traineeship*);
7. demonstrate that the development will provide opportunities for indigenous business;
8. at the due date pay for payment of infrastructure charges:
  - lodge with Council a Bank Guarantee for the portion of the infrastructure charges that the Council proposes to waive under this policy; and
  - pay the balance of the infrastructure charges;
9. after 1 July 2020 and before 31 December 2020 commence on-the-ground construction of the development; and
10. by 31 December 2020 demonstrate that:
  - a) on-the-ground construction work has commenced;
  - b) work to a value of at least 20% of the project value has been carried out (note that the on-the-ground construction; and
  - c) work has been carried out using a workforce that comprised at least 90% Townsville residents;
  - d) the traineeship/s has (or have) commenced; and
  - e) the development has provided opportunities for indigenous business.

## 6.2 The Support

The Council will reduce Infrastructure Charges for qualifying developments by the lesser of:

- The number of direct new jobs the development generates in Townsville multiplied by \$25,000;

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or

- 25% of the assessed Infrastructure Charges for the development; or
- \$250,000.

If the development creates more than 25 new jobs, the Council will reduce the Infrastructure Charges by the lesser of:

- the full value of the assessed Infrastructure Charges for the development; or
- \$250,000.

### 6.3 Securing Compliance

The bank guarantee for the value of the support that the Council proposes to grant to a development is intended to secure compliance with the eligibility conditions.

When the developer demonstrates compliance with the eligibility criteria – and specifically with criterion 10 – the Council will release the bank guarantee back to the developer.

If the developer fails to demonstrate compliance with the eligibility criteria by 31 December 2020, the Council may draw upon the bank guarantee to effect payment of the balance of the assessed infrastructure charge.

The Chief Executive Officer has delegated authority to:

- accept substantial compliance with the eligibility criteria; and
- extend the period for achieving that compliance.

### 6.4 Other Support Packages

This *Coronavirus Response New Local Jobs Policy* is complementary to and does not replace other development incentive packages.

If a development qualifies for support under this policy and any other development incentive package offered by the Council, the development is to receive only the incentive that is available under the policy or package that provides the highest level of support for the development. That is, in no circumstances will support be provided to a development under both this policy and another development incentive package.

## 7. LEGAL PARAMETERS

*Local Government Act 2009*

*Local Government Regulations 2012*

## 8. ASSOCIATED DOCUMENTS

Revenue Policy

Revenue Statement

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